



Olsen Place Strategy

By allowing the home to generate as much power without the use of the grid is a way to reduce the cost of living as well as the home owner's carbon foot print. The following areas are workable solutions for the city of Broadmeadows.

Solar: There is currently a number of government rebates that are available making installing solar panels easy and affordable. They can provide at least 80 watts of power which can offer savings up to \$7,200 pa.

Wind: As Broadmeadows has above average winds, small turbines can assist in powering the house. A small turbine will provide at least 100 watts.

Power from both of these systems can be sent back into the grid when the house doesn't need power and turned into credits reducing the cost of future power bills.

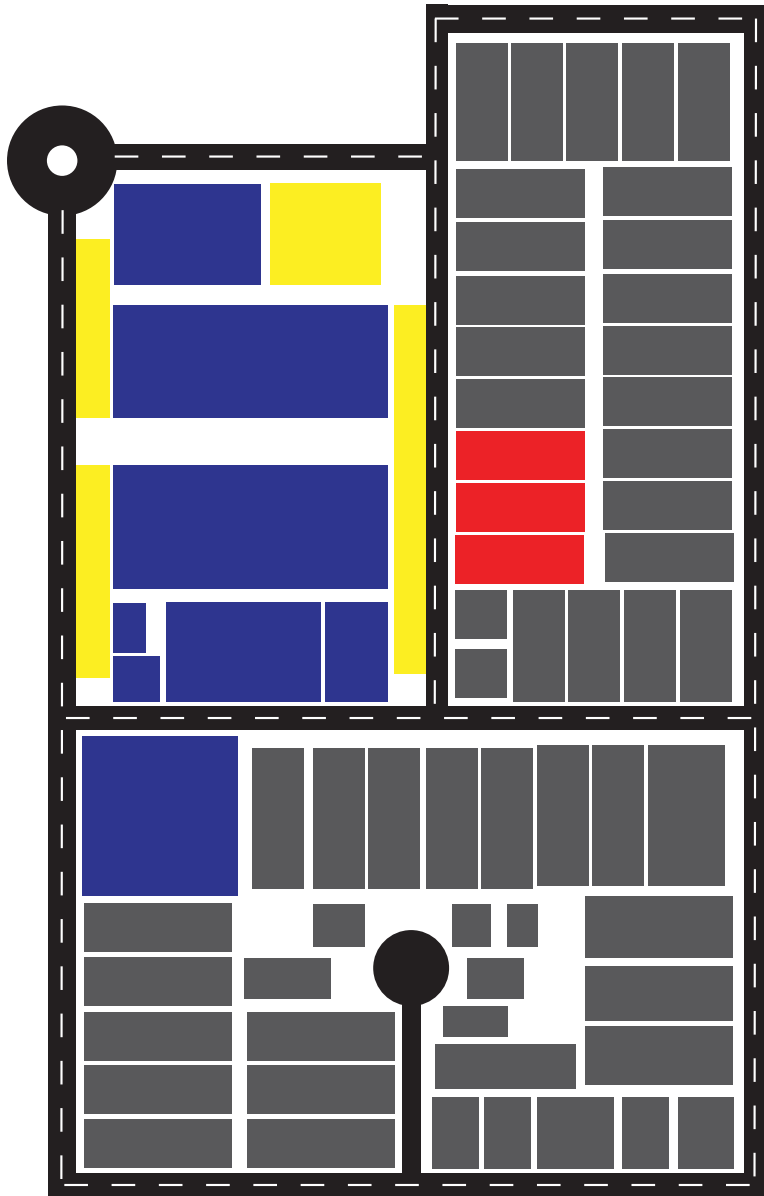
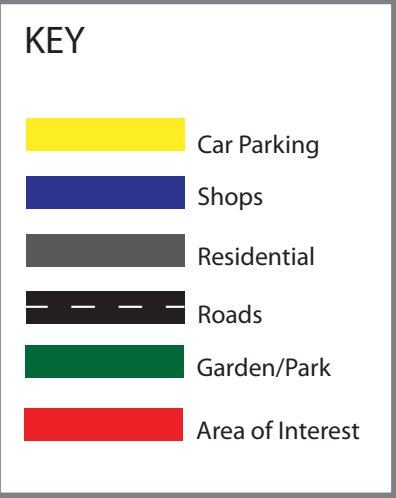
Water tanks: Broadmeadows is a drier and warmer part of the state with traditionally large grasslands saving any water that does fall can be a huge help to the sustainability of the house. With the National Rainwater and Greywater Initiative provides rebates of up to \$500 for households to install rainwater tanks or greywater systems. The new house design will be able to include tanks at significantly less cost.

Insulation: This helps reduce the noise levels generated by local traffic and neighbours as well as keeping the house temperature more constant. Therefore, there is less need for heating during winter and cooling during summer which can reduce costs. With current government rebates the average family home can save up to \$1,200 on installing insulation.

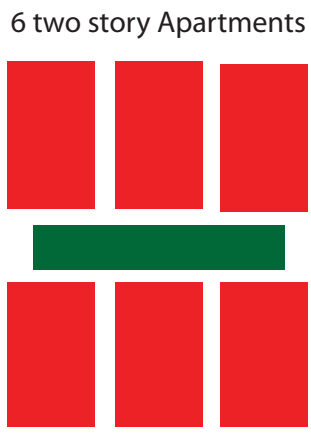
Fixtures: By only installing fixtures that are energy efficient which meet eco standards reduce bills such as power and water bills.

Power consumption for an average two story house is 18,000kws pa, one panel would make 182,500w pa which is around 2% of yearly power needs.

Olsen Place
Current Zoning



TO



*note all buildings are single story

Existing Houses



Construction

Keeping construction prices down results in making new apartments more affordable. By using prefabricated parts such as windows in conjunction with using standard material lengths and sizes will keep cost low. Reducing the complexity of designs decreases the construction time therefore, the outcome is a reduction in overall costs.

Transport

Being able to travel throughout Broadmeadows by public transport is a way of saving space and increasing density by using the car spaces for living space or community gardens. By placing the apartments near the shopping centre in Olsen Place there is less need for cars as well as being within a 5 minute walk from the closet bus stop which runs along Camp Road.

Location



Agriculture

The aim of having a community garden within the housing complex is to provide fruit, vegetables and herbs to the area as well as improving the neighbourhood and bringing the community closer. The area allows the people to grow their own produce and would be beneficial as there is a high number of the Arabic culture living within this area they would all use the same range of foods.

The gardens help eliminate isolation within the community as well as decreasing crime and vandalism rates within the society. They are also important for social networking and education. By having a community garden this helps reduce the cost of living.

